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ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

June 26, 2019

City of Issaquah Development Services  
1775 12<sup>th</sup> Ave NW  
PO Box 1307  
Issaquah, WA 98027

Project Address: 755 5<sup>TH</sup> Ave NW, Issaquah Washington  
Parcel Number: 884390-0500  
Project Name: Issaquah 3  
Project Description: Three (3) new townhome units in one (1) building  
Lot Size: 4,807 SF (.11 AC)  
Zone: MUR, Central Issaquah – Traditional Issaquah District

**Project Narrative:**

The subject property is currently an undeveloped lot bordered on the south and west by the larger “Issaquah Village” condominium complex. Adjacent to the east is an existing older single-family residence, and adjacent to the west is undeveloped and open area that is part of the condominium project. Access is directly off of NW Juniper Street to the north. Preliminary investigations show that water and storm drainage utilities exist along NW Juniper Street, and a public sewer main exists in 5<sup>th</sup> Ave NW. Salmon Run Nature Park and Berntsen Park are both one block away to the NE and east., respectively. Issaquah Valley Elementary School is a five minute walk to the south, and Gilman Village is a five minute walk away along NW Juniper Street. Per the Central Issaquah Conceptual Green Necklace map and Significant Community Spaces map, Juniper Street is an existing connector to both open spaces, parks, and to other shared use routes.

Currently, there are some trees scattered across the property which have been evaluated by an arborist to be mostly fair to very poor in condition and declining in health. A portion of the neighboring condominium’s basketball court is encroaching onto the subject property along the south side.

The development proposal is to construct a three-unit row of townhomes with shared driveway along the eastern side of the site. Front entries to the units face west. The overall slope of the site is negligible, and will remain virtually flat from one end to the other. A separate pedestrian-only walkway is proposed (and being negotiated between property owners) on the neighboring condominium property to the west to provide shared access for both this project and the condominium residents as this subject property does not meet the requirements to provide a through-block passage (south end of this property abuts another property, not a sidewalk or street). Each unit will have a two-car private garage and bicycle storage will be provided on-site.

Garbage and recycle receptacles are to be located inside the garage of each unit. It will be the responsibility of the owner to take their bins to the Juniper Street curbside on pick-up day, and return them to the garage within a timely manner. Landscape buffers will be installed on the east and the west.

Each unit is proposed to be approximately 1,750 SF of living space, and will provide private amenity space at 2<sup>nd</sup> floor decks and rooftop decks. Located within the “Traditional Issaquah” design district, this project proposes to incorporate the style characteristics of the Urban Grange Style with simple forms and steep roof pitches. Materials will also align with the intent of the simple style integrated into the urban environment.



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An Administrative Adjustment of Standards will be requested to reduce the rear setback from the minimum 7' to 5' to allow for the full width of 2-car garages and appropriate façade modulation along the street-facing elevation. In order to reduce the number of vehicles on the street in an area already limited to street parking availability, it is important to provide adequate parking within a unit for residents.

**List of Questions:**

*Land Use:*

1. Please confirm that this lot does not meet the requirements for a through-block passage.
2. Are there any housing affordability requirements for this project?
3. Is SEPA required?
4. Please confirm that setbacks shown on site plan meet code.
5. Please confirm that this parcel is not in the 100-year floodplain.

*Fire:*

1. Are fire sprinklers required? (Nearest fire hydrant is located in NW Juniper St ≈43' from the northeast property corner)

*Public Works:*

1. We anticipate the need to extend the sewer main from 5th Pl NW to our project frontage. Can the sewer extension be the minimum distance required to make our service connection?
2. What, if any, frontage improvements will be required for this project?
3. Due to flat topography and a shallow storm drainage system we anticipate the need to pump footing drains and possibly roof drains to an onsite catch basin in order to provide a gravity flow connection to the City's existing storm system. Does the City have any issues with this approach?

Thank you for your time to review this project and we look forward to discussing with you.

Sincerely,

Jennifer Kim, AIA